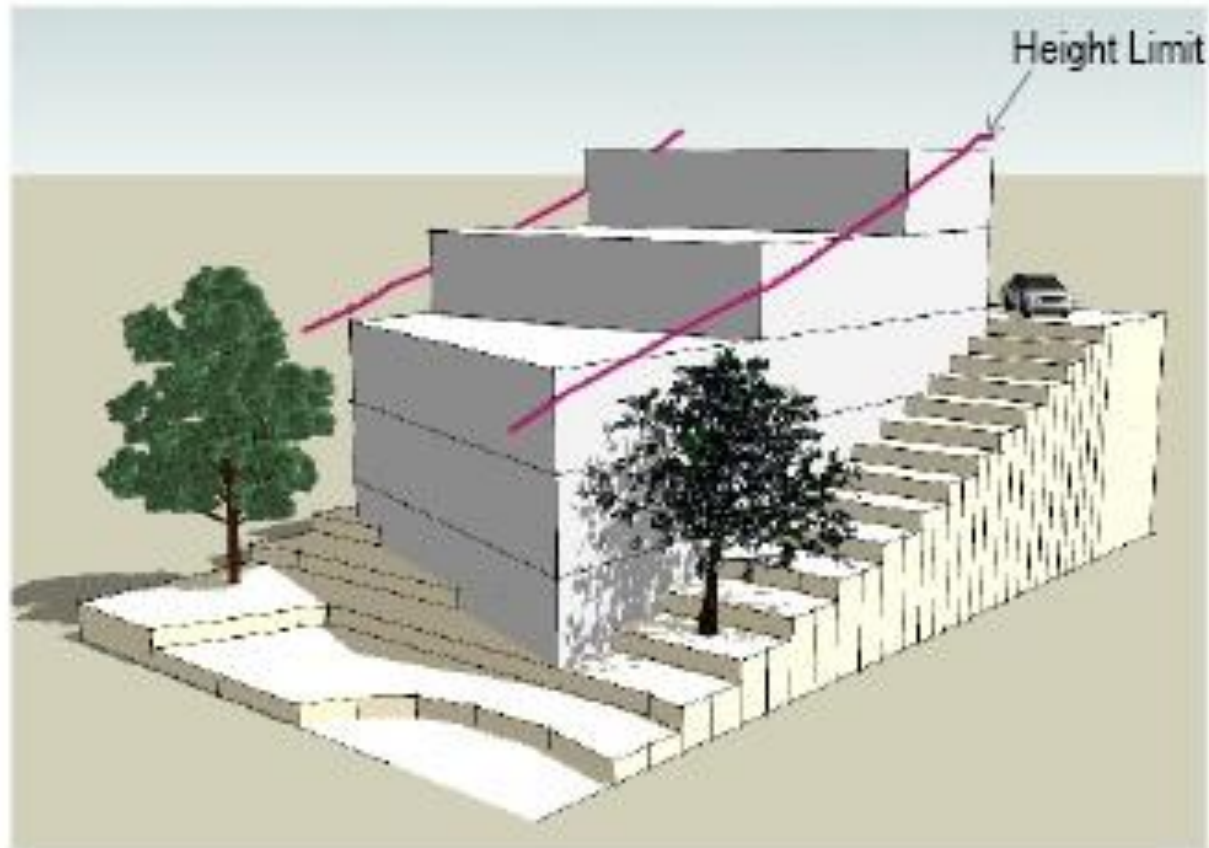


**Table A: Draft Schedule for Council Review of LR Code Update**

<b>Action</b>	<b>Date (all in 2010)</b>
COBE provides direction on issues	September 29
Hearing Examiner decision on SEPA appeal	Early October
Introduce revised legislation based on public comment and Committee direction (assumes Declaration of Non-significance (DNS) is upheld by the Hearing Examiner)	Mid-October
Publish notice of legislation and second Council public hearing	Mid-October
Public hearing on LR legislation at special COBE meeting	November 30, 9:30 a.m.
COBE vote on LR legislation.	December 8
Council vote on LR legislation.	December 13

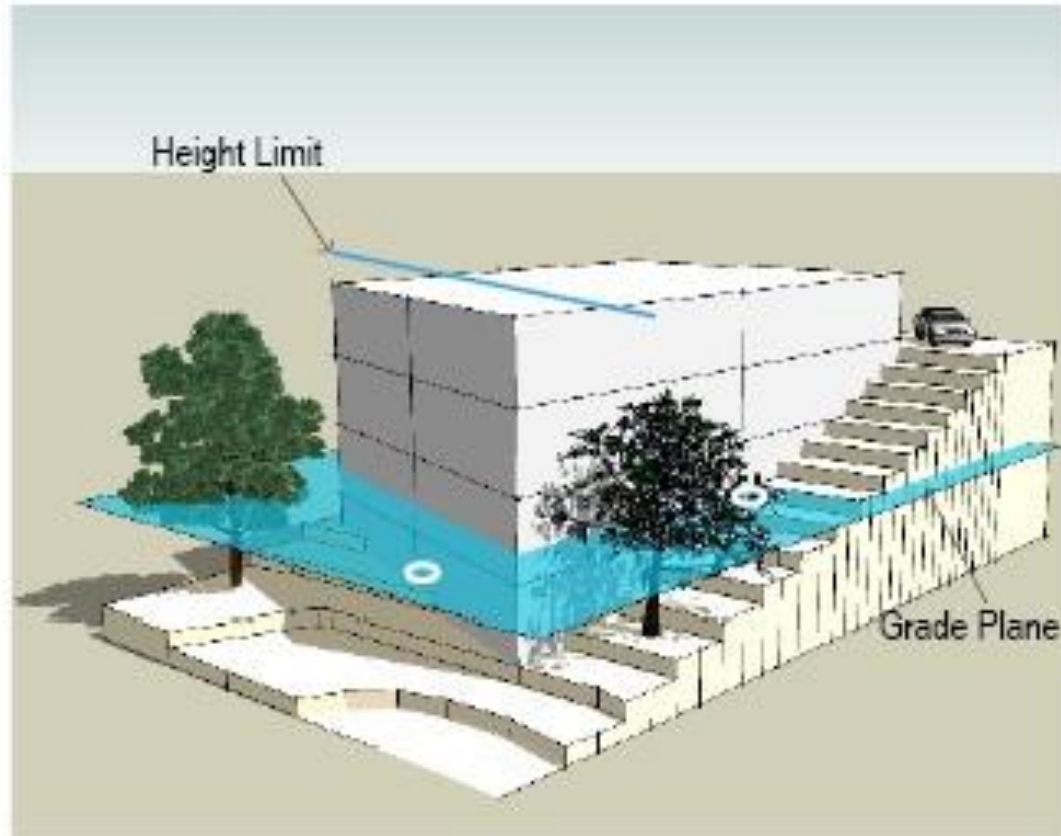
# Diagram 1: Height Measurement

## Current Land Use Code Method

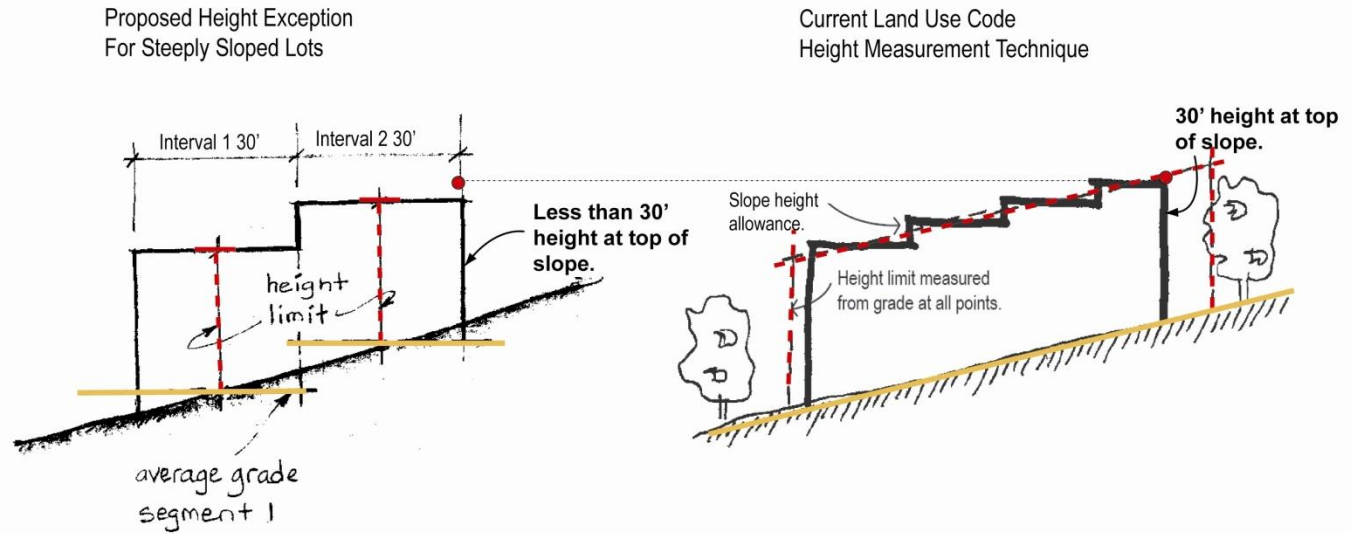


# Diagram 2: Height Measurement

## Shorelines Method



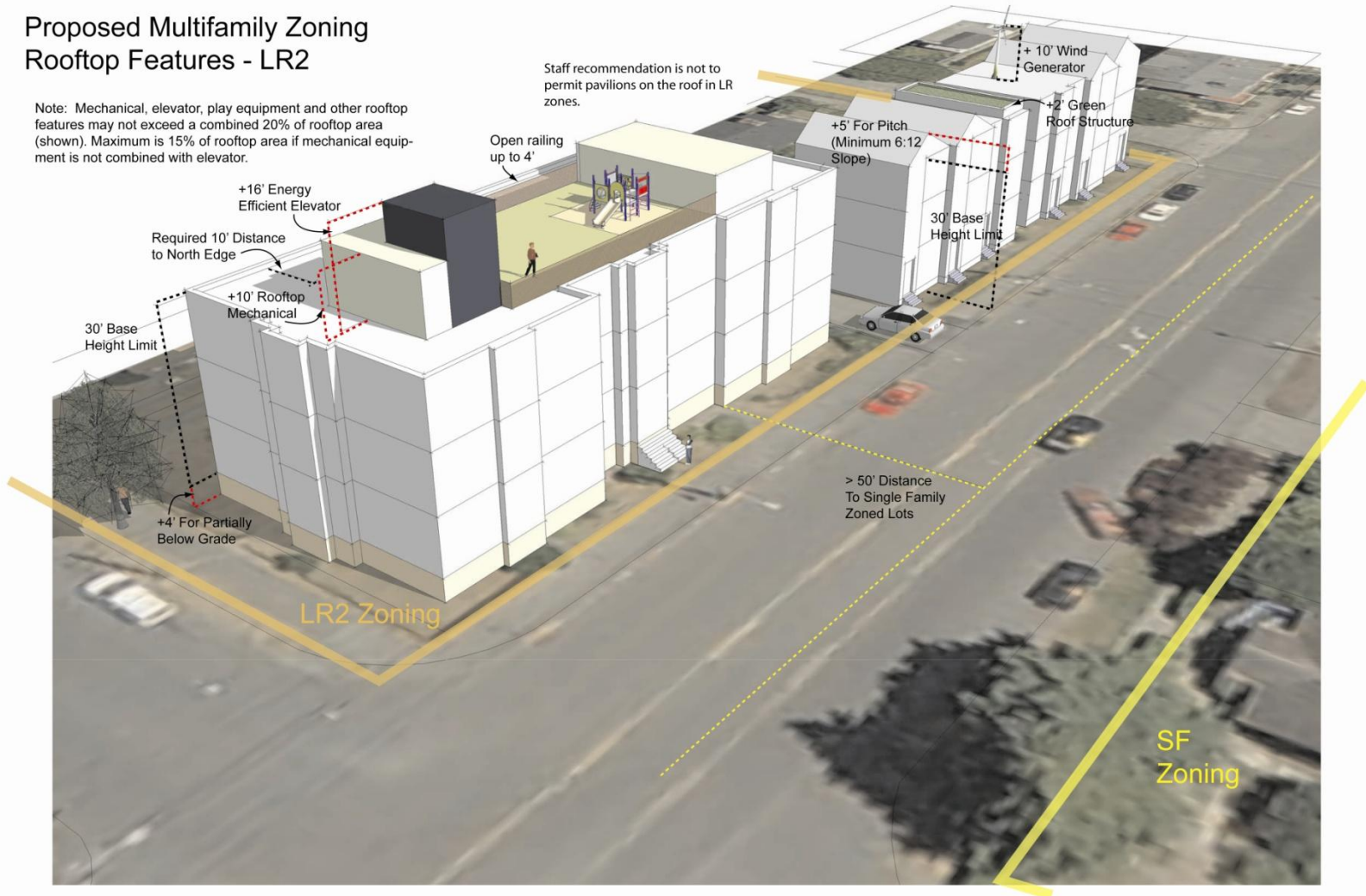
## Diagram 3: Proposed Height Measurement Method on Sloping Lots



# Diagram 4: Height Limits for Rooftop Features

## Proposed Multifamily Zoning Rooftop Features - LR2

Note: Mechanical, elevator, play equipment and other rooftop features may not exceed a combined 20% of rooftop area (shown). Maximum is 15% of rooftop area if mechanical equipment is not combined with elevator.

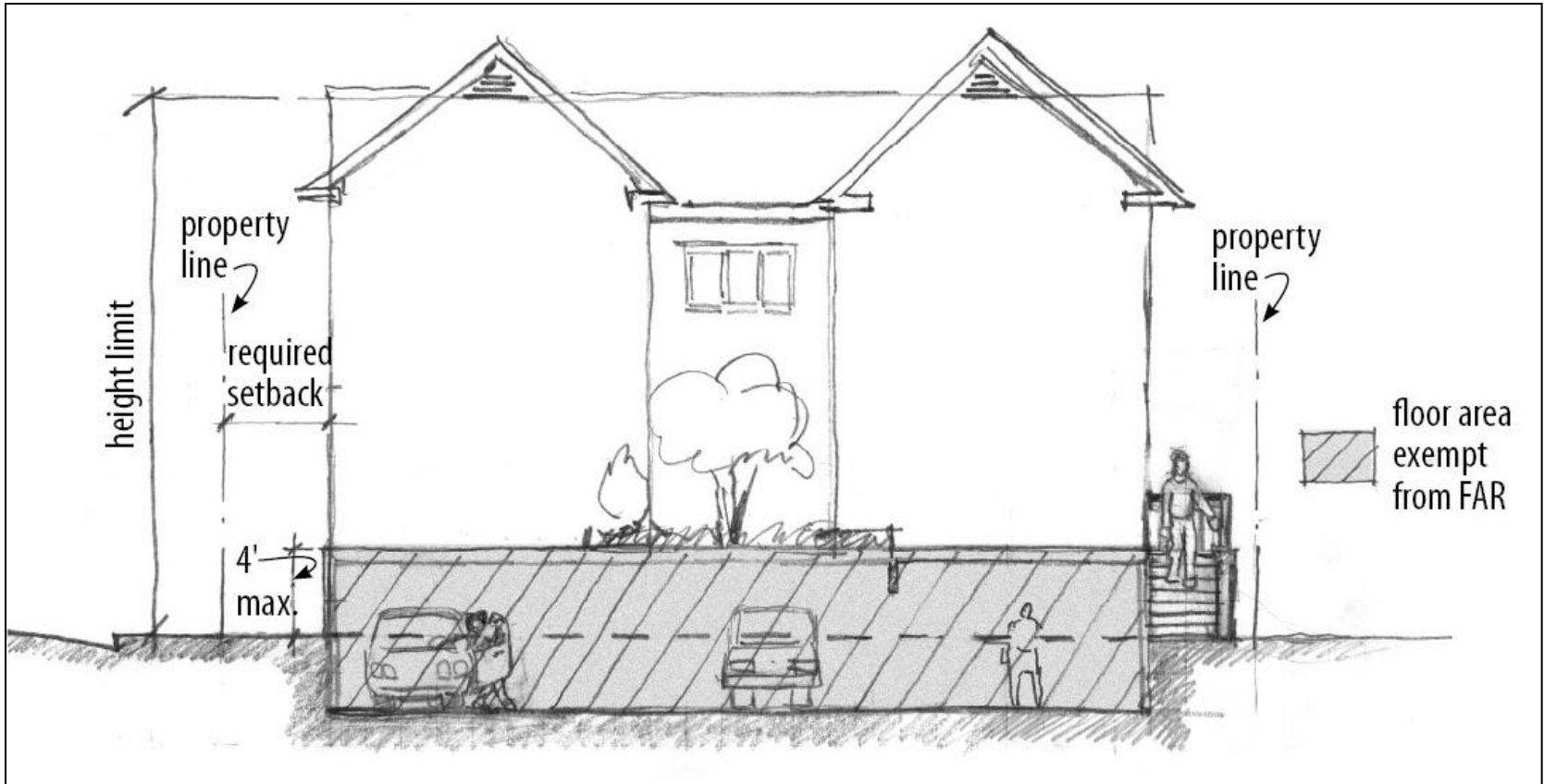


**Table B: Staff Recommendation for Townhouse FAR Limits**

Zone	FAR Limit in Current Proposal		Staff Recommendation for FAR Limit	
	Base	Maximum	Base	Maximum
LR1	1.0	1.1	0.9	1.1
LR2	1.1	1.2	1.0	1.2
LR3 “inside” <sup>1</sup>	1.2	1.3	1.1	1.3
LR3 “outside” <sup>1</sup>	1.3	1.4	1.2	1.4

<sup>1</sup>“Inside” means located within urban centers, urban villages, or station area overlay districts; “Outside” means located outside

**Diagram 5: FAR exemption for partially buried story**



## Diagram 6: Proposed FAR Exemption for floor area below a lid providing open space

